

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
October 20, 2005
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

September 1, 2005

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Case No. 0508-06

Tentative Tract Map for
Condominium Conversion

(Steve Gerhardt,
Project Planner)

RECOMMENDATION:

Adrienne Bridges, ALS Consulting
612-622 Nebraska
(Council District 2)

Request for Approval of Tentative Tract Map No. 063557 to
Convert Twenty (20) Residential Dwelling Units of Two
Adjacent Existing Apartment Building into Condominiums.

Approve Tentative Tract Map No. 063557, Subject to
Conditions.

1B. Case No. 0508-19

CE 05-149
Conditional Use Permit

(Jayme Mekis,
Project Planner)

RECOMMENDATION:

Pat Brown (representing Cherry Market)
1429 Cherry Avenue
(Council District 4)

Request for a Conditional Use Permit to Operate a Check and
Cashing/Money Transfer Facility in an Existing Commercial
Market.

Approve Conditional Use Permit, Subject to Conditions of
Approval.

1C. Case No. 0508-22

CE 05-150
Tentative Tract Map for
Condominium

(Jayme Mekis,
Project Planner)

RECOMMENDATION:

Amit Weinberg
1474 & 1476 Gaviota Avenue
(Council District 6)

Approval of Tentative Map No. 063615 for Condominium
Purposes.

Approve Tentative Parcel Map 063615 Map, Subject to
Conditions.

1D. Case No. 0407-05
CE 04-146
Conditional Use Permit, Standard
Variance

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Larry Ditchkus
1000 East Artesia Blvd
(Council District 9)

Request for Approval of a Conditional Use Permit to Establish
a Church, with a Standard Variance Request for the Number
of Parking Spaces.

Continue to November 3, 2005

CONTINUED ITEM

2. Case No. 0506-10
Certificate of Appropriateness

(Larry Rich,
Project Planner)

RECOMMENDATION:

David Hayden
349 Carroll Park East
(Council District 2)

Hearing to consider an appeal of the Cultural Heritage
Commission's decision to conditionally approve a Certificated
of Appropriateness for exterior alternations to 349 Carroll Park
East, a home within within the Carroll Park Historic District.

Planning Commission sustain the decision of the Cultural
Heritage Commission and approve a Certificate of
Appropriateness for the replacement of a structural wood
beam, the replacement of an upper window, and the
replacement of the cedar shake siding subject to the condition
that the new siding be a true wood shake that matches the
original in thickness and width.

3. Case No. 0505-01
CE 05-120
Tentative Tract Map for
Condominium Conversion

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Joann Wahl
525 Ximeno Avenue
(Council District 3)

Request for Approval of Tentative Track Map No. 063304 to
Convert Five (5) residential dwelling Units to Condominiums.

Planning Commission deny Tentative Tract Map No. 063304.

REGULAR AGENDA

4. **Case No. 0411-17
9801-23 (Modification)
Supplemental EIR No. 14-04**
Site Plan Review, Supplemental
Environmental Impact
Report #14-04

(Lemuel Hawkins,
Project Planner)

**Lodgework – Chris Gebert
285 Bay Street
(Council District 2)**

Request for Approval of Site Plan Review to Construct a Seven-Story, 91,304 Square Foot Hotel Consisting of 140 Rooms, Lobby, Breakfast Area, Meeting and Conference Facilities and Exercise Room.

RECOMMENDATION:

- 1) Adopt the attached Resolution certifying Final Supplemental EIR No. 14-04, State Clearinghouse No. 2004111127; and
- 2) Approve the Site Plan Review request, subject to Conditions.

5. **Case No. 0507-01
EIR 08-04**
Certification of Environmental
Impact Report, General Plan
Amendment, Zone Change, Site
Plan Review (Master Plan),
Conditional Use Permit, Standards
Variance and Lot Line Adjustment

(Jeff Winklepleck,
Project Planner)

**City of Long Beach Project Development Bureau
2801 Orange Avenue (Area generally bound by Spring
Street on the north, Sunnyside Cemetery on the south,
Orange Avenue on the east, and California Avenue on the
west).
(Council District 7)**

Certification of Recirculated Environmental Impact Report, Resolution With a Statement of Overriding Considerations, General Plan Amendment from General Industry (LUD#9G) to Open Space and Park District (LUD#11) and Traditional Retail Strip Commercial District (LUD#8A) for City-owned Parcels Only, Zone Change from Institutional (I) and Medium Industrial (IM) to Park (P) and Community Commercial Automobile Oriented District (CCA) for City-owned Parcels Only, and Site Plan Review (Master Plan), Conditional Use Permit for a Restaurant with On-Site Sale and Consumption of Alcohol, Standards Variance for Parking (746 Spaces Instead of Not Less Than 899 Spaces) and Lot Line Adjustment for a 55+/-Acre Sports Park.

RECOMMENDATION:

1. Certify Recirculated Environmental Impact EIR 08-04 (State Clearinghouse No. 1999091108) and Adopt a Resolution with a Statement of Overriding Considerations and Mitigation Monitoring Plan; and
2. Recommend that the City Council Approve the General Plan Amendment from General Industry (LUD#9G) to Open Space and Park District (LUD#11) and Traditional Retail Strip commercial District (LUD#8A); and
3. Recommend that the City Council Approve the Zone Change from Institutional (I) and Medium Industrial (MI) to Park (P) and Community Commercial Automobile Oriented District (CCA); and
4. Approve the Site Plan Review for the Sports Park Master Plan, Subject to Conditions; and
5. Approve the Conditional Use Permit for On-site and Consumption of Alcohol, Subject to Conditions; and
6. Approve the Standards Variance for Parking (746 Spaces Instead of Not Less Than 899 Spaces), Subject to Conditions; and
7. Approve the Lot Line Adjustment, Subject to Conditions.

6. **Case No. 0509-39**
Neg. Dec. 20-05
Local Coastal Development Permit

(Jill Griffiths,
Project Planner)

Long Beach Water Department
2260 East Ocean Blvd
(Council District 2nd and 3rd)

Request for Approval of a Local Coastal Development Permit for an Under Ocean Floor Seawater Intake and Discharge Demonstration Project to determine the feasibility of utilizing a system of subsurface intake and discharge wells for seawater desalination.

RECOMMENDATION:

Certify Negative Declaration and Approve the Local Development Permit, subject to the conditions of approval.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of November 3, 2005 agenda
 - 201 E. Columbia St. Tract Map for 4 unit Condominium
 - 1401 Freeman Ave Conditional Use Permit for Plastic Mfg.
 - 350 Long Beach Blvd Mix-use Bldg
- c. Upcoming availability
- d. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.